

Town of Wellfleet – Zoning Board of Appeals

Zoning Board of Appeals Executive Session scheduled for Thursday, December 14, 2023, at 6:15 pm for 22-26, Thaler Lt. Island LLC, 41-43 9th Street, Map 40, Parcel 154 & 155 in person at the Adult Community Center and via Zoom.

Executive Session pursuant to G.L. c. 30A, Section 21(a)(3) to discuss strategy with respect to litigation if an open meeting may have a detrimental effect on the litigating position of the public body and the Chair so declares that having a discussion in open session would have a detrimental effect on the Board's litigating position.

Discuss litigation strategy with respect to Thaler Lt. Island LLC v. Wellfleet Zoning Board of Appeals, Land Court Docket No. 23 MISC 000148 (Related Docket No. 21 MISC 000074) relative to the appeal of the Board's decision to grant a special permit to construct a single family dwelling on a non-conforming lot at 41-43 9th Street, Wellfleet.

Discuss litigation strategy with respect to Michael A. Shannon, et. al. v. Wellfleet Zoning Board of Appeals, Land Court Docket No. 23 MISC 000248 relative to the appeal of the Board's decision to uphold the Building Commissioner's determination regarding outdoor entertainment at 70 Main Street, Wellfleet.

Pursuant to Massachusetts General Laws, Chapter 40-A, Section 11 and Wellfleet Section 235, the ZBA will hold public hearings on **December 14, 2023, starting at 7:00 pm** in person at the Adult Community Center, 715 Old King's Highway, and remotely via zoom.

Join Zoom Meeting

<https://us02web.zoom.us/j/86305965144?pwd=dzRuUW93Q2RjdldUamt4NFZrSG1tZz09>

Meeting ID: 863 0596 5144

Passcode: 019981

One tap mobile

Dial by your location +1 929 205 6099 US (New York)

23-13 Thor Construction, 1532 State Highway 6, Map 30, Parcel 30: Applicant appeals pursuant to Wellfleet Zoning Bylaws Section 235-7.31 and 235-8.4A from a zoning determination by the Building Commissioner that the applicant's sign is unlawful under the Sign Code and must be removed from its current location. The sign is located in the same non-conforming location as the previous owner's sign installed pursuant to Wellfleet Building Permit No. 12-024 issued January 24, 2012. *(Continued from September 14, 2023, and October 26, 2023)*

23-16, Carter, 94 Hiller Ave, Map 20, Parcel 71, applicant seeks a special permit pursuant to MGL. C 40A, s. 6, and Wellfleet Zoning Bylaw s. 235-6.1(E)(1)(b) and s. 235-8.4(b) to alter a

pre-existing, non-conforming garage on a pre-existing, non-conforming lot to add one story of studio space with loft space above. (continued from October 12, 2023 and November 9)

23-05, Vermehren (Fox and Crow), 70 Main Street, Map 15, Parcel 5. Review of correspondence from applicant regarding formal notice of surrender of special permit issued by the Wellfleet Zoning Board of Appeals. Vote(s) may be taken.

23-18, Rispoli Ventures, LLC, 15 Lecount Hollow Road, Map 30, Parcel 22, Special Permit pursuant to MGL c. 40A, s. 6 and bylaw s. 235-5.4B note 2 to install a decorative structure less than 100' from the front property line, at 65' from Route 6 and 77' from Lacount Hollow Road. (Continued from November 9, 2023)

Business:

Approval of Minutes from 11/9/23

Adjournment

To be run November 23 and November 30.